

RECOVERY WEEKLY CHECK-IN

WITH DMPED

Economic Recovery Updates

December 1, 2020

[CORONAVIRUS.DC.GOV/RECOVERY](https://coronavirus.dc.gov/recovery)

DMPED
OFFICE OF THE DEPUTY MAYOR FOR
PLANNING & ECONOMIC DEVELOPMENT

WE ARE
WASHINGTON
GOVERNMENT OF THE
DISTRICT OF COLUMBIA
DC MURIEL BOWSER, MAYOR

Welcome

**Deputy Mayor John Falcicchio,
Planning and Economic Development (DMPED)**

Rent Relief Programs and Resources

Polly Donaldson, Director, DC Department of Housing and Community Development

HOUSING STABILIZATION GRANTS

As the pandemic continues, our rental assistance programs recognize the need to:



- **provide financial relief to tenants** unable to pay rent
- preserve the District's stock of affordable housing by **helping housing providers make their payments**

In November, the DC Department of Housing and Community Development sent a survey to housing providers of all sizes about the impact of the COVID-19 public health emergency on their businesses, tenants, and expectations for the future.

KEY FINDINGS:

- Of survey respondents with a mortgage, more than one-third (34%) said they had difficulty with their mortgage in October.
- Despite considerable efforts to promote emergency rental assistance, most housing providers were unaware of the myriad District protections and programs available to help tenants pay their rent, with no program being familiar to more than half of the respondents.
- Rental assistance for tenants affected by COVID-19 was the top policy proposal that housing providers suggested to DHCD as a response to the crisis. This is in keeping with the same top policy proposal response from affordable housing providers in our affordable housing provider survey this summer.

\$10 MILLION FOR GRANTS

to cover up to \$2,000 per month since April

The program will pay **80% of delinquent rent** if the housing provider waives the remaining 20% and any unpaid fees.

WHO CAN APPLY?

Housing providers of
properties in the DHCD
and HFA portfolios

and

Housing providers with 20 or
fewer total rental units that
are not in the city's portfolio

The units **must be currently occupied** and housing providers must be registered with the Department of Consumer and Regulatory Affairs and have Clean Hands certification.

Applications open on Tuesday, December 1, close on Friday, December 11, and will be assessed on a rolling basis.

- **\$9 million** for the affordable housing portfolio
- **\$1 million** for small housing providers

Because the Housing Stabilization Grants are funded through the CARES Act, funds must be disbursed by December 31.

Learn more at coronavirus.dc.gov/rent

RENTAL ASSISTANCE: CURRENT PROGRAMS

Who is eligible for CHAP?

Household size	Monthly Income Limit
1 person	\$4,645.83
2 people	\$5,308.33
3 people	\$5,970.83
4 people	\$6,633.33
5 people	\$7,166.67
Find a full list of monthly income limits at coronavirus.dc.gov/rent	

To date, approximately \$500,000 in CHAP funding has been approved. To get more money out the door, beginning in January, housing providers will be able to apply directly for the COVID-19 Housing Assistance Program.

CHAP is a **\$6.2 million** program funded by the federal Community Development Block Grant Program to provide rental assistance to low-income renters who are in arrears due to the impact of the COVID-19 public health emergency.

Renters can apply online via the Department of Human Services portal, or via three community CHAP providers:

Housing Counseling Services – (202) 667- 7339; chap@housingetc.org

Greater Washington Urban League – (202) 524-8175; covidrent@gwul.org

United Planning Organization – (202) 231-7910; housingservices@upo.org

EMERGENCY RENTAL ASSISTANCE PROGRAM

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The Emergency Rental Assistance Program (ERAP) helps low-income residents who are facing housing emergencies by providing funds to support:

- Overdue rent (at least 30 days), including late costs and court fees
- Security deposit and/or first month's rent for a new residence

Who is eligible for ERAP?

Household size	Monthly Income Limit
1 person	\$1,329.18
2 people	\$1,795.83
3 people	\$2,262.50
4 people	\$2,729.17
5 people	\$3,195.83
Find a full list of monthly income limits at coronavirus.dc.gov/rent	

Residents can apply and schedule an appointment with an ERAP provider specialist at dhs.dc.gov/ERAPapp, or apply by phone by calling a community ERAP provider:

Catholic Charities –
(202) 338-3100

Housing Counseling Services –
(202) 667-7006

Salvation Army (NW location) –
(202) 332-5000

Salvation Army (SE location) –
(202) 678-9701

Virginia William Family Resource Center –
(202) 312-5510

United Planning Organization –
(202) 562-3800

The Greater Washington Urban League –
(202) 265-8200

coronavirus.dc.gov/rent

Update from Department of Human Services

Laura Zeilinger, Director, Department of
Human Services



DC Department of Human Services

Recovery Weekly Check In with DMPED program

December 1, 2020

Overview

Emergency Rental Assistance Program (ERAP)

- I. Overview
- II. Utilization
- III. Emergency Rental Assistance Reform Emergency Amendment Act
- IV. Operational Readiness

Emergency Rental Assistance Program (ERAP)

The Emergency Rental Assistance Program (ERAP) helps DC residents who are facing housing emergencies by providing funds to assist with rent arrears or rehousing.

- Overdue rent (at least 30 days), including late costs and court fees;
- Security deposit and/or first month's rent
- Available to residents earning up to 40% of Area Median Income (AMI) in the last 30 days.
- AMI is calculated by U.S. Department of Housing and Development (HUD).

ERAP does not pay utilities, mortgage payments, or any housing expense other than those listed above

Revised ERAP Income Limit

HH Size	Monthly Income Limit (40% AMI)
1	\$2,940
2	\$3,360
3	\$3,780
4	\$4,200
5	\$4,620
6	\$5,040
7	\$5,460

How to Access ERAP Services

- Residents can use the online application platform to self-assess potential eligibility and schedule appointments at: <https://dhs.dc.gov/service/emergency-rental-assistance-program>
- Residents can also call one of the six ERAP providers to schedule an appointment.
 - **Catholic Charities The Southeast Family Center:** (202) 338-3100
 - **Housing Counseling Services, Inc.** - (202) 667-7006
 - **Salvation Army (NW Office)** - (202) 332-5000
 - **Salvation Army (SE office)** - (202) 678-9771
 - **United Planning Organization (UPO)** - (202) 265-8200
 - **The Community Partnership for The Prevention Of Homelessness (TCP) at Virginia Williams Family Resource Center** - (202) 312-5510

During the Public Health Emergency residents are encouraged to apply online.

ERAP Utilization

- **Total rental assistance since October 2020: \$312, 597.84**
 - Number of Applications: 388
 - Number of Approved Applications: 87
- **Total rental assistance between March – September (PHE): \$3,006,270**
 - Number of Applications: 2,303
 - Number of Approved Applications: 909

Emergency Rental Assistance Reform Emergency Amendment Act

D.C. Act 23-455 was introduced by Council and became effective November 2, 2020 (expiring in 90 days from the effective date on February 1, 2021).
<https://development.code.dccouncil.us/dc/council/acts/23-455.html>

New requirements under the Act include:

- Increasing income eligibility from 125% Federal Poverty Guideline to 40% AMI. ERAP checks the household's income 30 days prior to the application.
- Increase the rental assistance cap from a fixed \$4,250 to up to five month's rent per HUD's Rent Reasonableness guideline per the zip code and bedroom size. The revised average five months rental payment is high as \$10,205
- Eligible households may now apply more than once until they reach their assistance cap, within a twelve (12) month period.

Operational Readiness

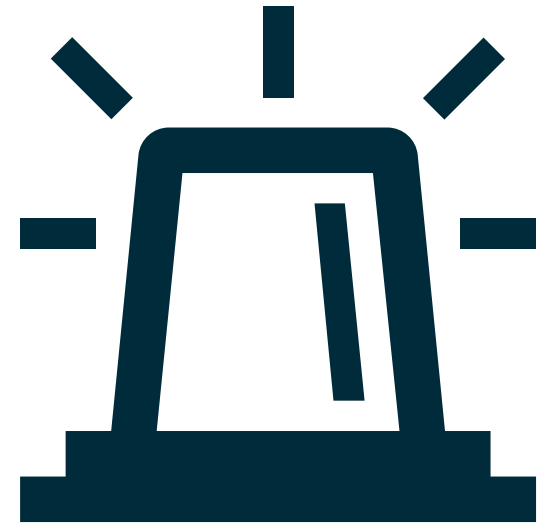
- Enhancing the ERAP/CHAP application platform to:
 - Allow families to upload documents
 - Check their application status
 - Easily schedule appointments
 - Be able to submit one common application
- Developing an eviction prevention referral tool
 - Form and hotline that allows residents to call in to speak with someone to get assistance filling out the referral tool, as well as get answers to basic questions related to services.
 - A clear and streamlined way to get information about legal rights as tenants, rental assistance, mortgage assistance, utility assistance, and housing counseling.

Housing Relief and Resources

Christopher Donald, Interim Executive
Director, DC Housing Finance Agency

COVID Response and Emergency Assistance

- ReMIT
- COVID MAP
- HSG



Housing Stabilization Grants

Send a separate email to HSG@dchfa.org for **EACH** individual property with the documents below.

Include the following documents :

1. Rent Roll to cover Covid19 Delinquency (Mar 2020 – Nov 2020)
2. Rent Delinquency Report for Apr thru Nov 2020
3. Complete Delinquency Template (download from DCHFA site)
4. Basic Business License (BBL)
5. Clean Hands Certification
6. Property Insurance Certificate
7. Property Info:
 - a. Property Name
 - b. Total Units/Unit BD Sizes
 - c. AMI Levels
 - d. Vacancy (Physical/Economic)

Housing Stabilization Grants Cont.

8. Rental Income Property shown on 2019 Taxes for Federal and the District
9. Resident Identifiers:
 - a. Resident Name
 - b. HH Size
 - c. Address
 - d. Outstanding Balance
 - e. LSRP, Voucher and or COVID Subsidy
10. Self – certification must NOT have any outstanding DCRA ENFORCEMENTS
11. Submission of all Outstanding Compliance Items (i.e. registration in HFA Portal, submission of monthly, quarterly and YE reporting)
12. Attestation / Certification of documentation submitted for rental assistance
13. W-9

HSG Review

- Review Document Submittal for Completeness
- Evaluate Need
- Make Determination of Grant Amount
- Execute Grant Agreement and Attestations
- Issue Grant Award

Compliance

- HSG will cover 80% of the resident delinquency, the owner must forgive the balance of 20%.
- All grantees must clear the individual resident delinquency and fees. This must be done for the entire balance on the ledger.
- Owners must commit to forgo any eviction proceedings against the cleared resident accounts.

Montgomery Housing Partnership

Artie L. Harris, Vice President of Real Estate,
Montgomery Housing Partnership

Responding to Residents' Needs



Housing People * Empowering Families * Strengthening Neighborhoods

ABOUT MHP

**Our mission is to preserve and expand the availability of quality
affordable housing in the region,
providing more than 2,200 homes to over 4,000 people**

**For over 30 years, MHP has been housing people,
empowering families, and strengthening neighborhoods**

Worthington Woods

- 394-unit, garden-style community in Ward 8 built in 1944
- acquired property in June 2019
- will maintain affordable for the long term
- WW Tenants Association is a 15% financial partner
- partnered with the Mayor's Affordable Housing Preservation Fund—reached milestone of 1,000 units preserved



Plans for the Future @ Worthington Woods



PHYSICAL UPGRADES AND RENOVATIONS

- Build Community Center – places to gather, classroom spaces
- Upgrade electrical and HVAC systems, Kitchens, Baths; new roofs
- Install a new playground
- Install solar panels → resident utility savings, job training

Plans for the Future @ Worthington Woods



PROGRAMMING AND SERVICES

- MHP will begin working with a local nonprofit to provide career counseling services to residents at Worthington Woods at no cost to them
- MHP will provide programs to enhance quality of life for residents, such as afterschool programming and classes for adults

MHP Has Been Helping Residents Struggling Due to COVID

- Many work in industries hard hit by the pandemic – suffering due to loss of hours or jobs.
- Dedicated outreach team connects residents to assistance programs (rent, utility, food, unemployment and financial assistance) and helps them apply. Also providing rental and direct financial assistance via MHP's own resident emergency fund.
- Our property management company has been helping residents apply for rental assistance programs - CHAP and ERAP.

New Relief Resources Very Timely

- Greatly needed funds
- Easier to apply for, especially during Covid
- More efficient to administer
- Creates resident stability and peace of mind

Thank you to Mayor Bowser, the Deputy Mayor Falcicchio, Director Donaldson and their staffs for their leadership in responding to the needs of our neighbors.



Questions?
Feel free to contact me at
aharris@mhpartners.org

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Housing People * Empowering Families * Strengthening Neighborhoods

Remarks

Ronnie Jamison, Vice President, Worthington Woods
Tenants Association

Open Discussion

Q & A

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